



City of Montebello

Memorandum

TO: Honorable Chair and Members of the Montebello Oversight Board

FROM: Michael A. Huntley, Staff to the Montebello Oversight Board

RE: Review of Successor Agency Property Assets

DATE: July 16, 2012

The Montebello Oversight Board has requested to review the Successor Agency's property assets. Attached to this memorandum is a draft list of properties controlled by the Successor Agency and Housing Successor Agency accompanied by aerial photos and assessor parcel maps for each property asset. Please be advised that the information provided is for discussion purposes only. Due to recent changes created by AB1484, the rules have changed on the liquidation of property assets such as requiring various audits and the creation of a Long-range Property Management Plan before assets can be liquidated. Staff will provide an overview of each of the assets at the Oversight Board meeting.

RDA PROPERTIES WITHIN THE CITY OF MONTEBELLO

	PROPERTY ADDRESS	APN	ZONING	PARCEL SIZE	DESCRIPTION	PURCHASE DATE	FUNDING SOURCE	LIQUIDATION
1	1600 W BEVERLY BLVD	5294014903	R-A	7.6 ACRES	City Hall	5/22/1973	TAX INCREMENT	NO (PUBLIC)
2	NO ADDRESS	5294013900	R-A	6.3 ACRES	Acuna Park	2/2/1961	TAX INCREMENT	NO (PUBLIC)
3	737 N MONTEBELLO BLVD	5293013901	R-1	3.9 ACRES	Taylor Ranch / Public Park	4/20/1972	TAX INCREMENT	NO (PUBLIC)
4	NO ADDRESS	5293001900	C-2-PD	2.1 ACRES	City Tower	5/16/1984	TAX INCREMENT	NO (PUBLIC)
5	1345 N MONTEBELLO BLVD	5293001022	C-2-PD	9.7 ACRES	137,688 sq. ft. Commercial Building for (Costco)	1989	TAX INCREMENT	YES
6	1345 N MONTEBELLO BLVD	5293001023	C-2-PD	7 ACRES	Parking Lot (Costco)	1989	TAX INCREMENT	YES
7	NO ADDRESS	5293001903	C-2-PD	270 SQ. FT.	Vacant Lot Adjacent to 60 Fwy (Costco)	1989	TAX INCREMENT	YES
8	NO ADDRESS	5293001904	C-2-PD	6,060 SQ. FT.	Vacant Lot Adjacent to 60 Fwy (Costco)	1989	TAX INCREMENT	YES
9	310 W WHITTIER BLVD	6346022900	C-2	40,550 SQ. FT.	42,737 sq. ft. Commercial Building with Parking Lot (Chevrolet of Montebello)	4/17/2009	TAX INCREMENT	YES
10	310 W WHITTIER BLVD	6346022901	C-2	13,690 SQ. FT.	Part 2 of Commercial Building (Chevrolet of Montebello)	4/17/2009	TAX INCREMENT	YES
11	310 W WHITTIER BLVD	6346023901	C-2	21,190 SQ. FT.	Part 4 of Commercial Building with Parking Lot (Chevrolet of Montebello)	4/17/2009	TAX INCREMENT	YES
12	310 W WHITTIER BLVD	6346023900	C-2	42,000 SQ. FT.	Part 3 of Commercial Building with Parking Lot (Chevrolet of Montebello)	4/17/2009	TAX INCREMENT	YES
13	701-705 W WHITTIER BLVD	6349007917	C-2	9,750 SQ. FT.	4,099 sq. ft. Commercial Restaurant Building	12/24/2008	TAX INCREMENT	YES
14	NO ADDRESS	6354030901	M-2	18,760 SQ. FT.	Vacant Lot	4/22/1975	TAX INCREMENT	YES
15	2917 VIA CAMPO	5267008900	R-1	5,000 SQ.FT.	1,156 sq. ft Single-Family Home	6/11/2010	HOUSING SET-ASIDE	NO
16	520 W WHITTIER BLVD	6346025911	C-2	3,185 SQ. FT.	2,976 sq. ft. Commercial Building	10/13/2010	HOUSING SET-ASIDE	NO
17	522 W WHITTIER BLVD	6346025912	C-2	2,600 SQ. FT.	2,580 sq. ft. Commercial Building	10/13/2010	HOUSING SET-ASIDE	NO
18	528 W WHITTIER BLVD	6346025913	C-2	2,665 SQ. FT.	1,782 sq. ft. Commercial Building	10/13/2010	HOUSING SET-ASIDE	NO
19	117 N 5TH ST	6346025906	C-2	7,500 SQ. FT.	Vacant Lot	10/13/2010	HOUSING SET-ASIDE	NO
20	125 N 5TH ST	6346025907	C-2	15,000 SQ. FT.	Parking Lot	10/13/2010	HOUSING SET-ASIDE	NO
21	114 N 6TH ST	6346025910	C-2	6,100 SQ. FT.	1,200 sq. ft. Commercial Building with Parking Lot	10/13/2010	HOUSING SET-ASIDE	NO
22	116 N 6TH ST	6346025908	C-2	3,375 SQ. FT.	Parking Lot	10/13/2010	HOUSING SET-ASIDE	NO
23	116 N 6TH ST	6346025909	C-2	2,725 SQ. FT.	Parking Lot	10/13/2010	HOUSING SET-ASIDE	NO
24	121 S 6TH ST	6349006900	C-2	6,050SQ. FT.	Vacant Lot	11/26/2008	HOUSING SET-ASIDE	NO
25	132 S 6TH ST	6349005005	R-3	5,940 SQ. FT.	1,473 sq. ft Single-Family Home	???	HOUSING SET-ASIDE	NO

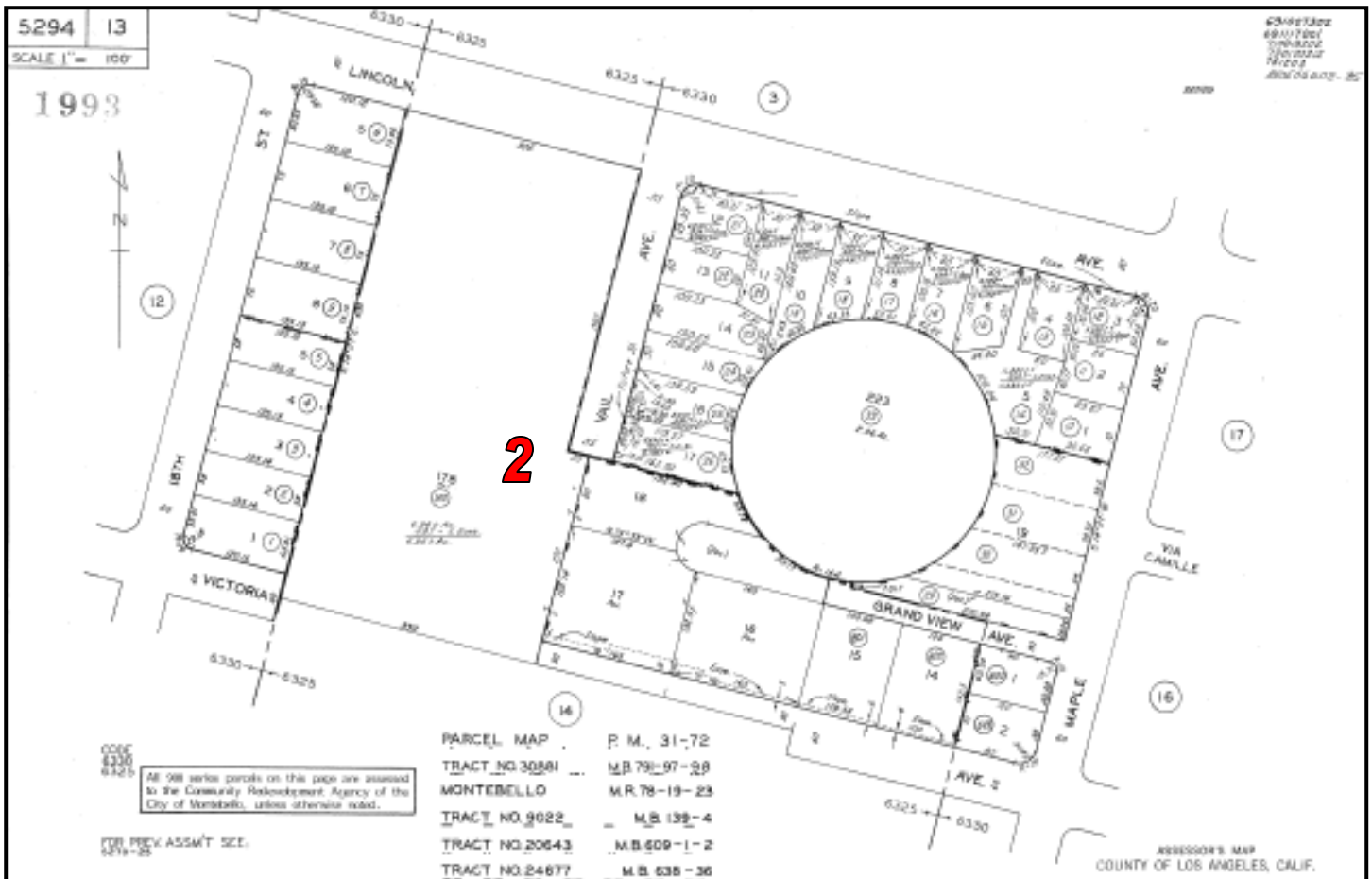


1. **1600 West Beverly Boulevard**
APN: 5294-014-903
Zone: R-A (Residential Agricultural)
Parcel Size: 7.6 Acres

Land Use Description: City Hall
Purchase Date: 5/22/1973
Funding Source: Tax Increment / Public

2. **No Address (West Victoria Avenue)**
APN: 5294-014-900
Zone: R-A (Residential Agricultural)
Parcel Size: 6.3 Acres

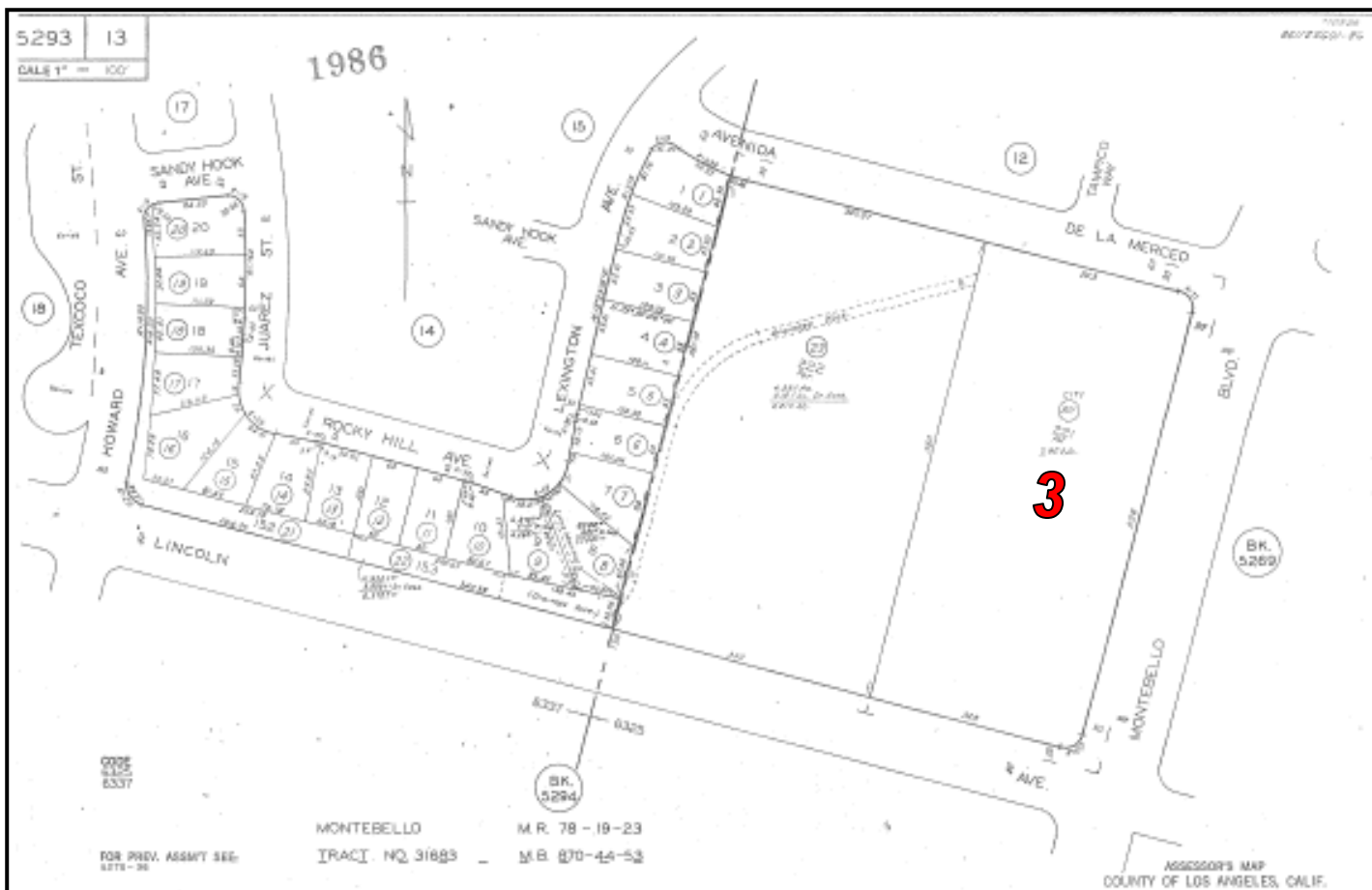
Land Use Description: Acuna Park
Purchase Date: 2/2/1961
Funding Source: Tax Increment / Public





- 3. 737 North Montebello Boulevard**
APN: 5293-013-901
Zone: R-1 (Single-Family Residential)
Parcel Size: 3.6 Acres

Land Use Description: Taylor Ranch / Public Park
Purchase Date: 4/20/1972
Funding Source: Tax Increment / Public





4. **No Address** (North Montebello Boulevard)
APN: 5293-001-900
Zone: C-2-PD
Parcel Size: 2.1 Acres

Land Use Description: City Tower
Purchase Date: 5/16/1984
Funding Source: Tax Increment / Public

5293

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SCALE 1" = 400'

1994



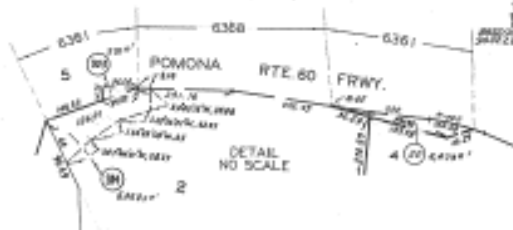
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6367

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7-2-90, 10-10-90, 11-10-90, 12-10-90, 1-11-91



All 500 series parcels on this page are assessed to City of Montebello Redevelopment Agency, unless otherwise noted.

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



5. **1345 North Montebello Boulevard**
APN: 5293-001-022
Zone: C-2-PD (General Commercial - Planned Development)
Parcel Size: 9.7 Acres

Land Use Description: 137,688 sq. ft. Commercial Building with Parking Lot (Costco)
Purchase Date: 1989
Funding Source: Tax Increment / Liquidation

6. **1345 North Montebello Boulevard**
APN: 5293-001-023
Zone: C-2-PD (General Commercial - Planned Development)

Parcel Size: 7 Acres
Land Use Description: Parking Lot
Purchase Date: 1989
Funding Source: Tax Increment / Liquidation

7. **No Address** (North Montebello Boulevard)
APN: 5293-001-903
Zone: C-2-PD (General Commercial - Planned Development)
Parcel Size: 270 Square Feet

Land Use Description: Vacant Lot Adjacent to 60 Freeway
Purchase Date: 1989
Funding Source: Tax Increment / Liquidation

8. **No Address** (North Montebello Boulevard)
APN: 5293-001-904
Zone: C-2-PD (General Commercial - Planned Development)
Parcel Size: 6,060 Square Feet

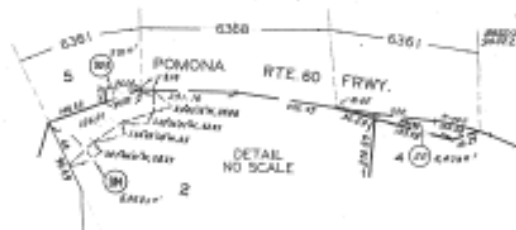
Land Use Description: Vacant Lot Adjacent to 60 Freeway
Purchase Date: 1989
Funding Source: Tax Increment / Liquidation

5293

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SCALE 1" = 400'

1994



All 900 series parcels on this page are assessed to City of Montebello Redevelopment Agency, unless otherwise noted.

CODE

6367

6368

6369

202 PMM. AGENT SEE

5211-1

PARCEL MAP - - PM 232-34-35

PARCEL MAP - - PM 52-67-69

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



9. 310 West Whittier Boulevard (Part 1)

APN: 6346-022-900

Zone: C-2 (General Commercial)

Parcel Size: 40,550 Square Feet

Land Use Description: 42,737 sq. ft. Commercial Building with Parking Lot (Chevrolet of Montebello)

Purchase Date: 4/17/2009

Funding Source: Tax Increment / Liquidation

10. 310 West Whittier Boulevard (Part 2)

APN: 6346-022-901

Zone: C-2 (General Commercial)

Parcel Size: 13,690 Square Feet

Land Use Description: Commercial Building with Parking Lot

Purchase Date: 4/17/2009

Funding Source: Tax Increment / Liquidation

11. 310 West Whittier Boulevard (Part 3)

APN: 6346-023-901

Zone: C-2 (General Commercial)

Parcel Size: 21,190 Square Feet

Land Use Description: Commercial Building with Parking Lot

Purchase Date: 4/17/2009

Funding Source: Tax Increment / Liquidation

12. 310 West Whittier Boulevard (Part 4)

APN: 6346-023-901

Zone: C-2 (General Commercial)

Parcel Size: 42,000 Square Feet

Land Use Description: Commercial Building with Parking Lot

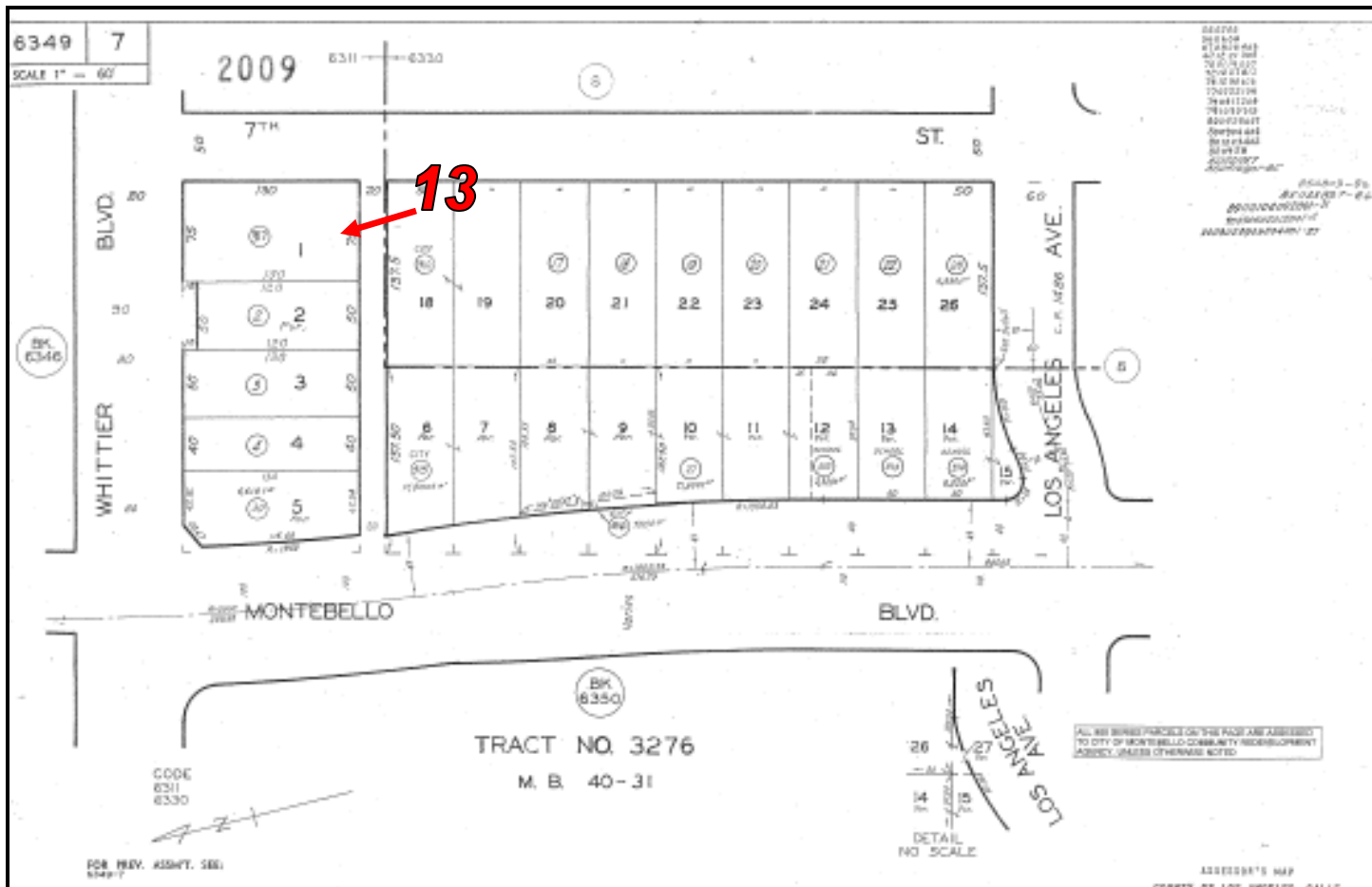
Purchase Date: 4/17/2009

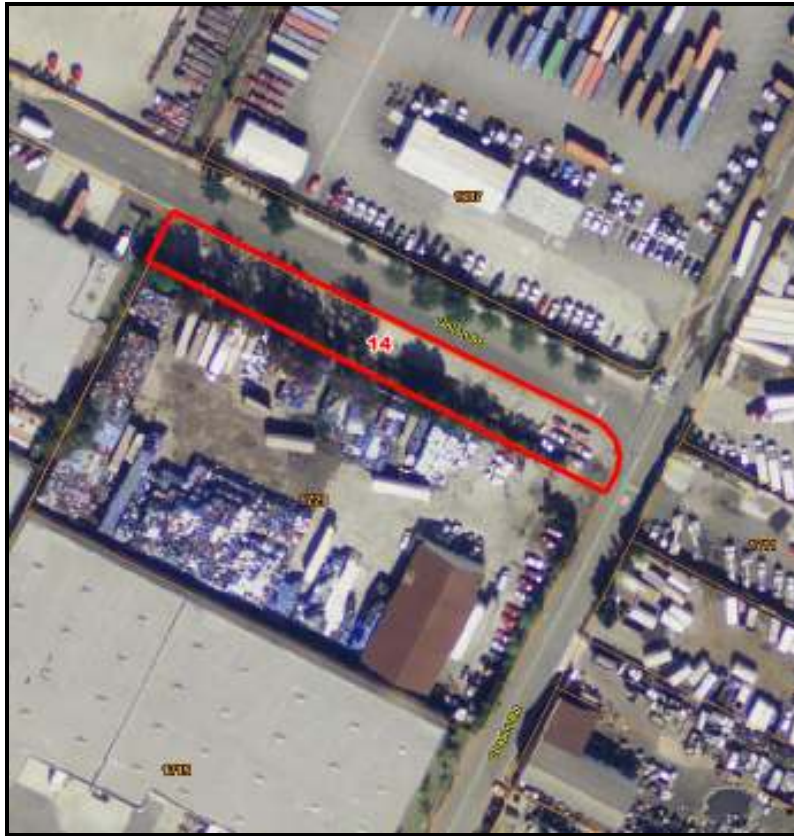
Funding Source: Tax Increment / Liquidation



13. 701 - 705 West Whittier Boulevard
APN: 6349-007-917
Zone: C-2 (General Commercial)
Parcel Size: 9,750 Square Feet

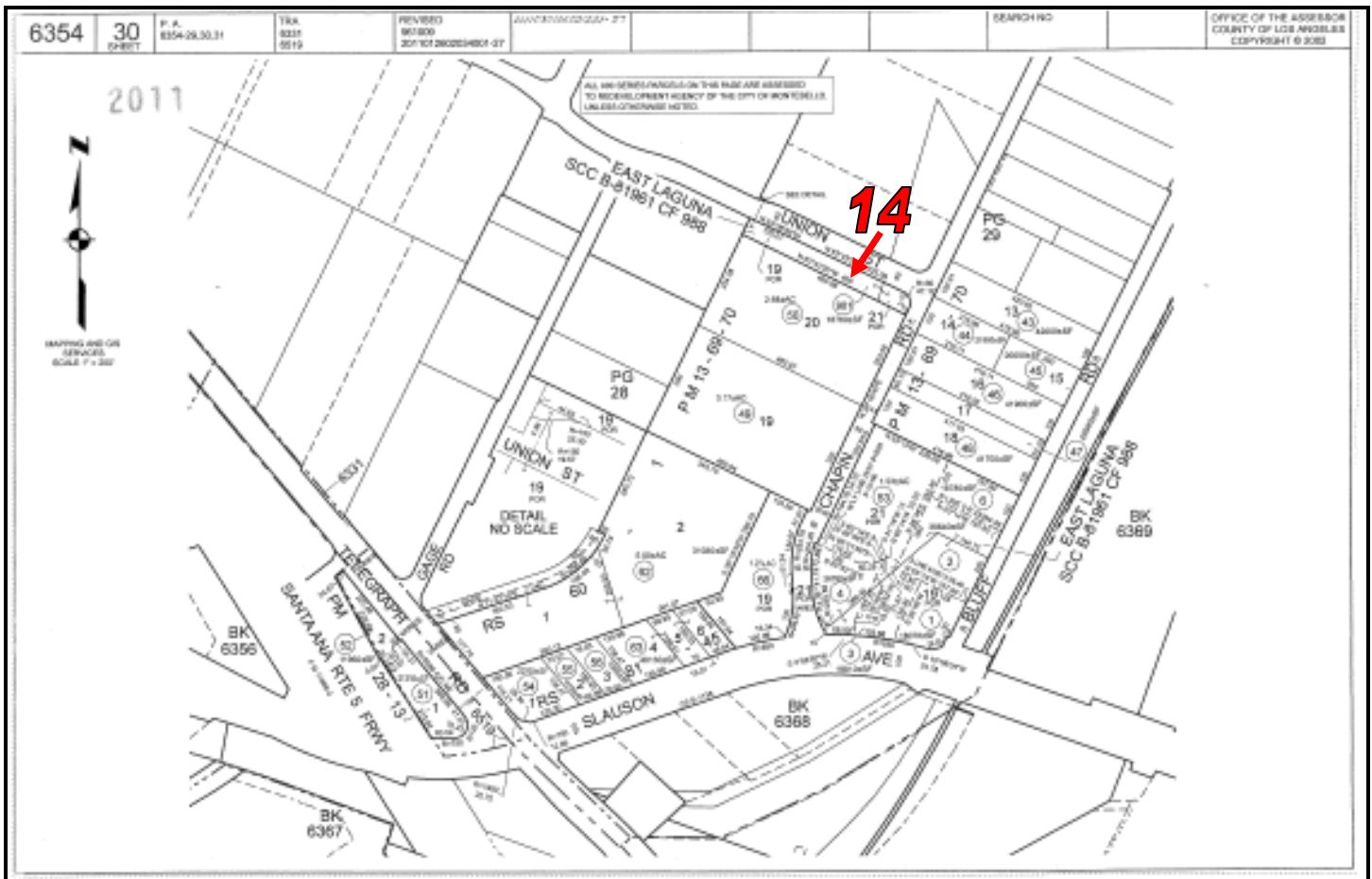
Land Use Description: 4,099 sq. ft. Commercial
Restaurant Building
Purchase Date: 12/24/2008
Funding Source: Tax Increment / Liquidation

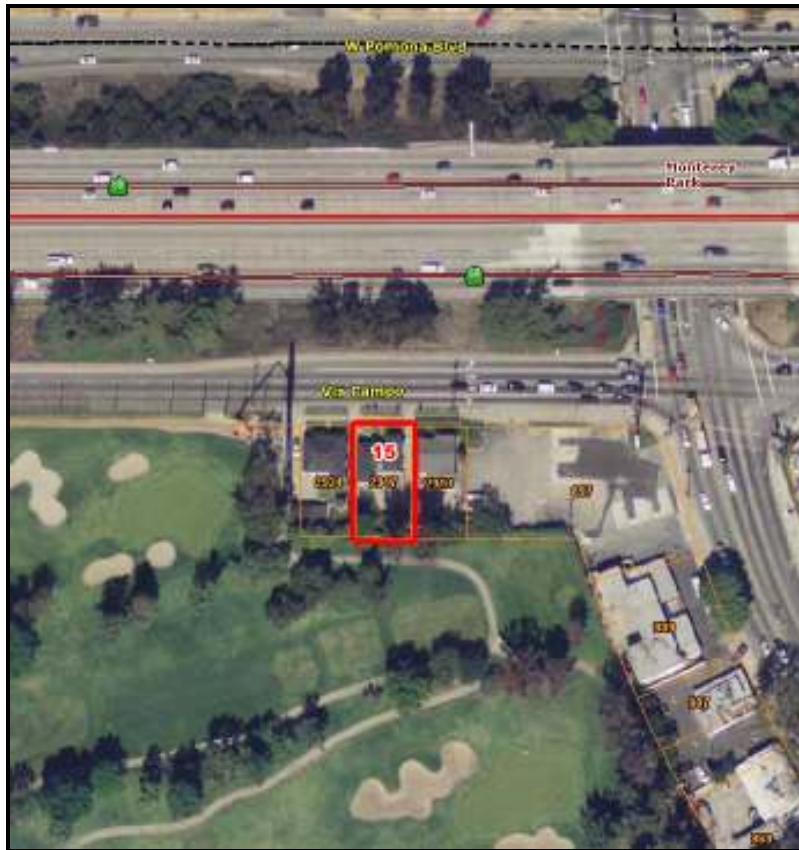




14. No Address (Union Street/Chapin Road)
APN: 6354-030-901
Zone: M-2 (Heavy Industrial)
Parcel Size: 18,760 Square Feet

Land Use Description: Vacant Lot
Purchase Date: 4/22/1975
Funding Source: Tax Increment / Liquidation





15. 2917 Via Campo

APN: 5267-008-900

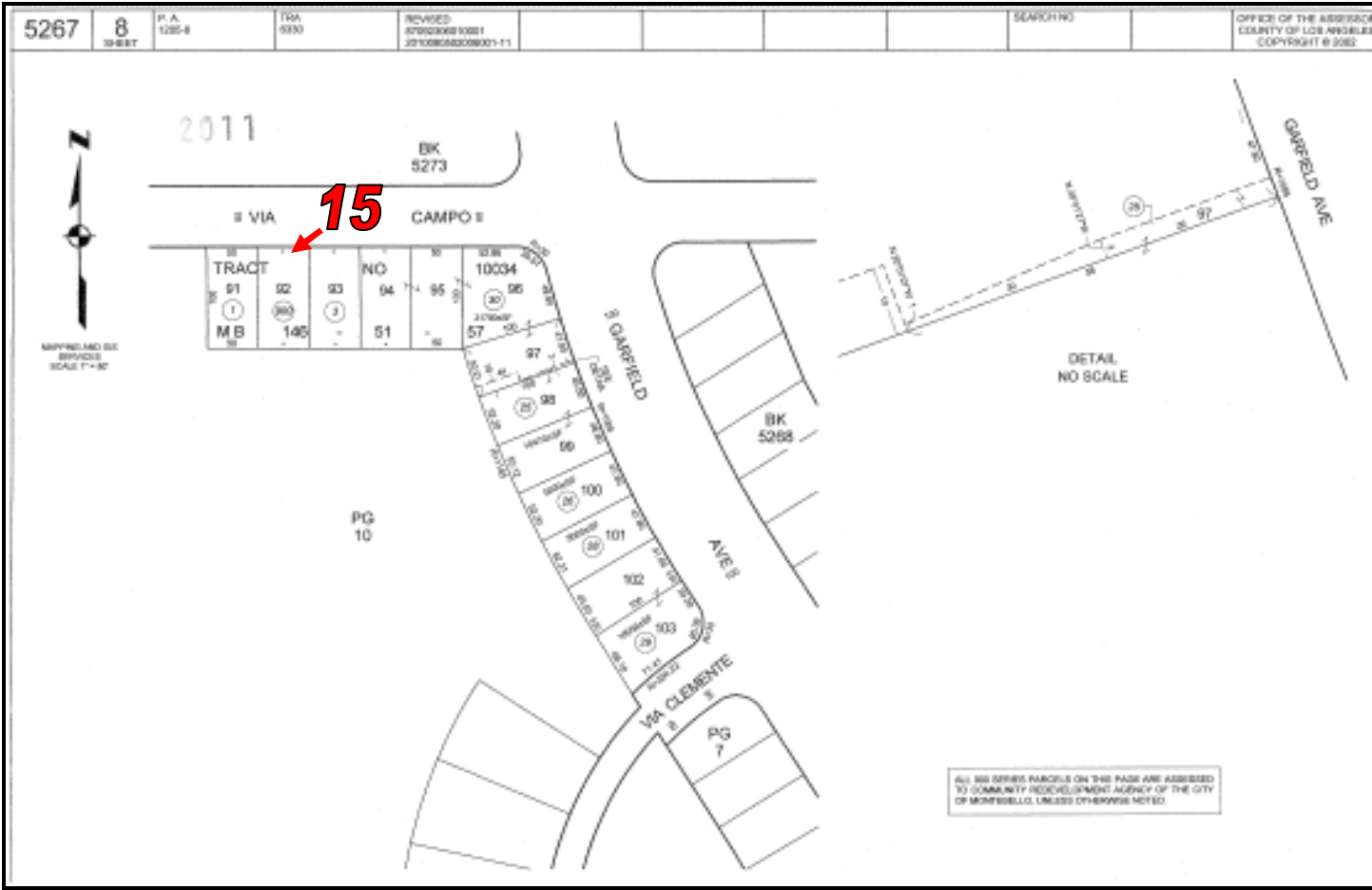
Zone: R-1 (Single-Family Residential)

Parcel Size: 5,000 Square Feet

Land Use Description: 1,156 sq. ft. Single-Family Home

Purchase Date: 6/11/2010

Funding Source: Housing Set-Aside





16. 520 West Whittier Boulevard
APN: 6346-025-001
Zone: C-2 (General Commercial)
Parcel Size: 3,185 Square Feet

Land Use Description: 2,976 sq. ft. Commercial Building
Purchase Date: 10/13/2010
Funding Source: Housing Set-Aside

17. 522 West Whittier Boulevard
APN: 6346-025-025
Zone: C-2 (General Commercial)
Parcel Size: 2,600 Square Feet

Land Use Description: 2,580 sq. ft. Commercial Building
Purchase Date: 10/13/2010
Funding Source: Housing Set-Aside

18. 528 West Whittier Boulevard
APN: 6346-025-030
Zone: C-2 (General Commercial)
Parcel Size: 2,665 Square Feet

Land Use Description: 1,782 sq. ft. Commercial Building
Purchase Date: 10/13/2010
Funding Source: Housing Set-Aside

19. 117 North 6th Street
APN: 6346-025-031
Zone: C-2 (General Commercial)
Parcel Size: 7,500 Square Feet

Land Use Description: Vacant Lot
Purchase Date: 10/13/2010
Funding Source: Housing Set-Aside

20. 125 North 6th Street
APN: 6346-025-032
Zone: C-2 (General Commercial)
Parcel Size: 15,000 Square Feet

Land Use Description: Parking Lot
Purchase Date: 10/13/2010
Funding Source: Housing Set-Aside

21. 114 North 6th Street
APN: 6346-025-027
Zone: C-2 (General Commercial)
Parcel Size: 6,100 Square Feet

Land Use Description: 1,200 sq. ft. Commercial Building with Parking Lot
Purchase Date: 10/13/2010
Funding Source: Housing Set-Aside

22. 116 North 6th Street
APN: 6346-025-908
Zone: C-2 (General Commercial)
Parcel Size: 3,375 Square Feet

Land Use Description: Parking Lot
Purchase Date: 10/13/2010
Funding Source: Housing Set-Aside

23. 116 North 6th Street
APN: 6346-025-909
Zone: C-2 (General Commercial)
Parcel Size: 2,725 Square Feet

Land Use Description: Parking Lot
Purchase Date: 10/13/2010
Funding Source: Housing Set-Aside

19



24. 121 South 6th Street

APN: 6349-006-900

Zone: C-2

Parcel Size: 6,050 Square Feet

Land Use Description: Vacant Lot

Purchase Date: 11/26/2010

Funding Source: Housing Set-Aside

25. 132 South 6th Street

APN: 6349-005-005

Zone: R-3 (Multiple-Family Residential)

Parcel Size: 5,940 Square Feet

Land Use Description: 1,473 sq. ft. Single-Family Home

Purchase Date: ???

Funding Source: Housing Set-Aside

